

Document No. 3926
Voted at Meeting of 4/3/80

BOARD OF APPEAL REFERRALS

April 3, 1980

1. Z-4653 Centre Street Realty Trust
461-467 Centre Street, Jamaica Plain
2. Z-4669 Sidney Farber Cancer Institute
65 Deaconess Road, Boston
3. Z-4671 John J. Hughes
3204 Washington Street, Jamaica Plain
4. Z-4672 Mary J. and Nicholas P. Singelakis
306 Silver Street, South Boston
5. Z-4677 Jake Coakley
636 Morton Street, Dorchester
6. Z-4678 Selma Byer
521 Cambridge Street, Allston
7. Z-4704-4705 Judy Fan
23-25 Breed Street, East Boston
8. Z-4709 John Lima
119 Wm. F. McClellan Highway, East Boston
9. Z-4710 Nicholas D'Amore
34 Cooper Street, Boston
10. Z-4717 North & Blackstone Company
20-60 North Street; 52-70 Blackstone Street;
25-29 Creek Square, Boston

MEMORANDUM

April 3, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/22/80

Z-4653
Centre Street Realty Trust
461-467 Centre Street
Jamaica Plain
At Moraine Street

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Delete proviso from previous Board of Appeal Decision.

Violation(s):

SectionRequiredProposed

7-4 Deletion of proviso requires Board of Appeal approval

Petitioner proposes to eliminate the following proviso from 1948 Board of Appeal Decision re Supermarket property. That there be a chain link fence erected on Moraine Street". No neighborhood objections to removal of fence; one neighbor is concerned with compactor noise and trash. Jamaica Pond Association supports petition. Recommend approval with provisos.

VOTED: In reference to Petition Z-4653, brought by Centre Street Realty Trust, 461-467 Centre Street, Jamaica Plain, for variance to delete proviso from previous Board of Appeal decision, the Boston Redevelopment Authority recommends approval with the following provisos: that Moraine Street driveway be clearly defined and concrete bollards erected on side openings to prevent vehicles from using sidewalk as part of driveway; that dumpster compactor be relocated to left side of market and fenced with six foot stockade fencing; that compactor not be used after 10 pm or before 7 am; that "Right turn only" sign be erected at Moraine Street exits. That landscaping be provided in rear.



Z-4653

461-467 CENTRE ST.

(J.P.)

Board of Appeal Referrals April 3, 1980

Hearing: 4/22/80

Z-4669
 Sidney Farber Cancer Institute
 65 Deaconess Road, Boston
 at Binney Street

Hospital complex

District(s): apartment H-3 general business industrial
 residential local business L-1 waterfront
 single family manufacturing

Purpose: Use premises for accessory and ancillary parking - 43 cars

Violation(s):

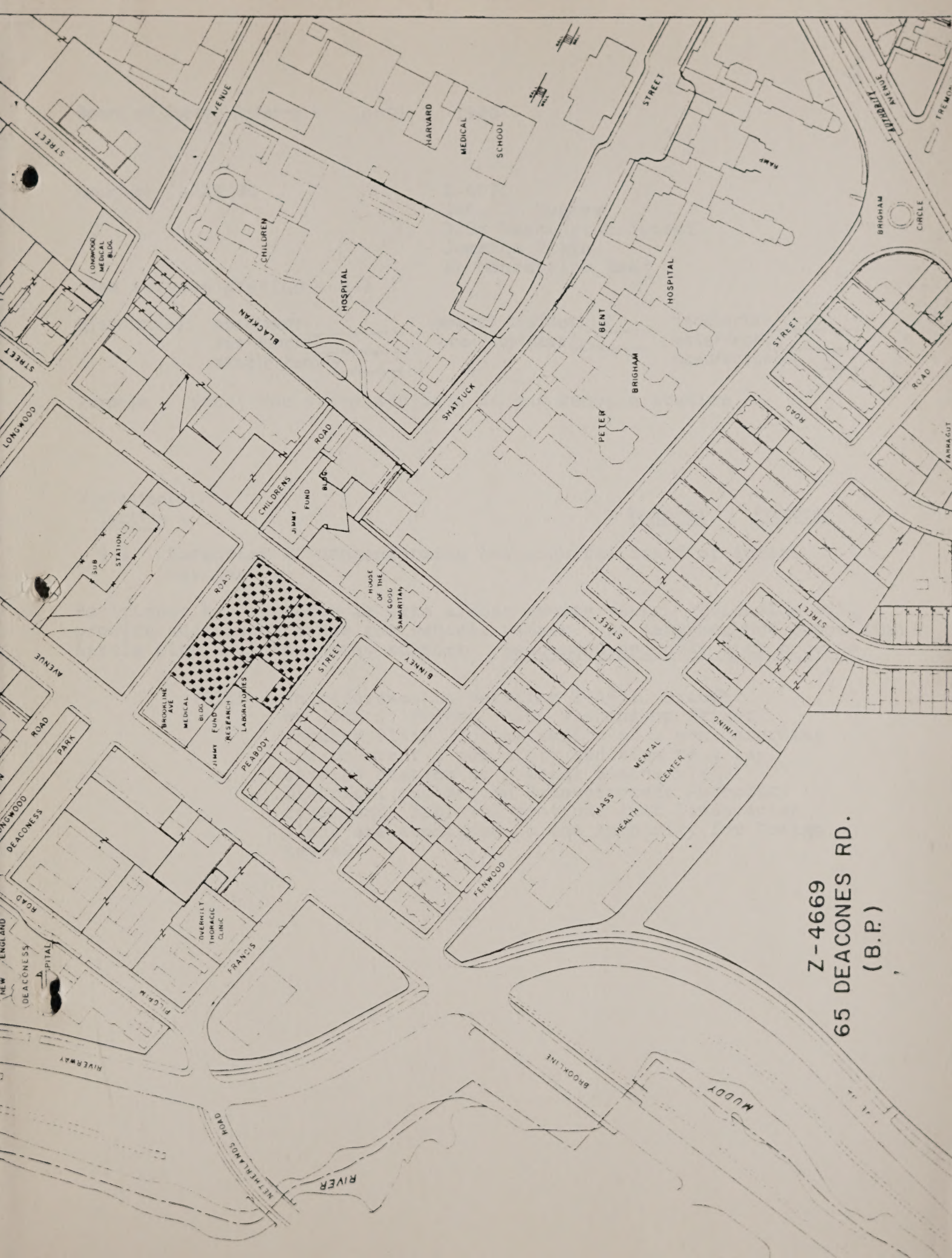
<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7 Ancillary parking is conditional in H-3, L-1 and restricted parking districts.		
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8-7 Off-street parking is conditional in H-3, L-1 and restricted parking districts.		
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Vacant lot will be used by staff members of Dana Cancer center. Use will replace existing Institute off-street parking which will become unavailable. Garage facilities elsewhere will accommodate patient and visitor parking. Use is requested for five year period. Recommend approval with provisos.

VOTED: In reference to Petition Z-4669, brought by Sidney Farber Cancer Institute, 65 Deaconess Road, Boston, for two conditional uses to use premises for accessory and ancillary parking in apartment (H-3) and local business (L-1) restricted parking districts, the Boston Redevelopment Authority recommends approval with the following provisos: that the lot is not operated as a commercial facility; that the use terminate in five years; that approval of renewal request at that time be contingent upon at least 50% of the lot being developed for park and sitting area; that renewal request be subject to further discussion concerning in lieu of tax agreement; that landscape plan be submitted to the Authority for design review.



Z-4669
65 DEACONES RD.
(B.P.)

Board of Appeal Referrals April 3, 1980

Hearing: 4/29/80

Z-4671
John J. Hughes
3204 Washington Street
Jamaica Plain
At Montebello Road

Gas service station - L-1

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u> _____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one story addition to gas service station.

Violation(s):

Section

Required

Proposed

9-1 Extension of nonconforming use requires Board of Appeal Hearing.

Petitioner has operated at site almost twenty years. Extension will provide additional space for vehicle repair. No neighborhood opposition. Little City Hall indicates support. Recommend approval with proviso.

VOTED: In reference to petition Z-4671, brought by John J. Hughes, 3204 Washington Street, Jamaica Plain, for extension of a nonconforming use to erect a one story addition to a gas service station in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval provided that landscaping plans are submitted to the Authority for Design Review.



Z-4671
3204 WASHINGTON ST.
(J. P.)

Board of Appeal Referrals April 3, 1980

Hearing: 4/29/80 Z-4672
Mary J. & Nicholas P. Singelakis
306 Silver Street, South Boston
Near Dorchester Street

Tow story masonry structure - B-2

District(s):	apartment_____	general business <u>B-2</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Subdivide; legalize occupancy-one family dwelling.

Violation(s):

Section

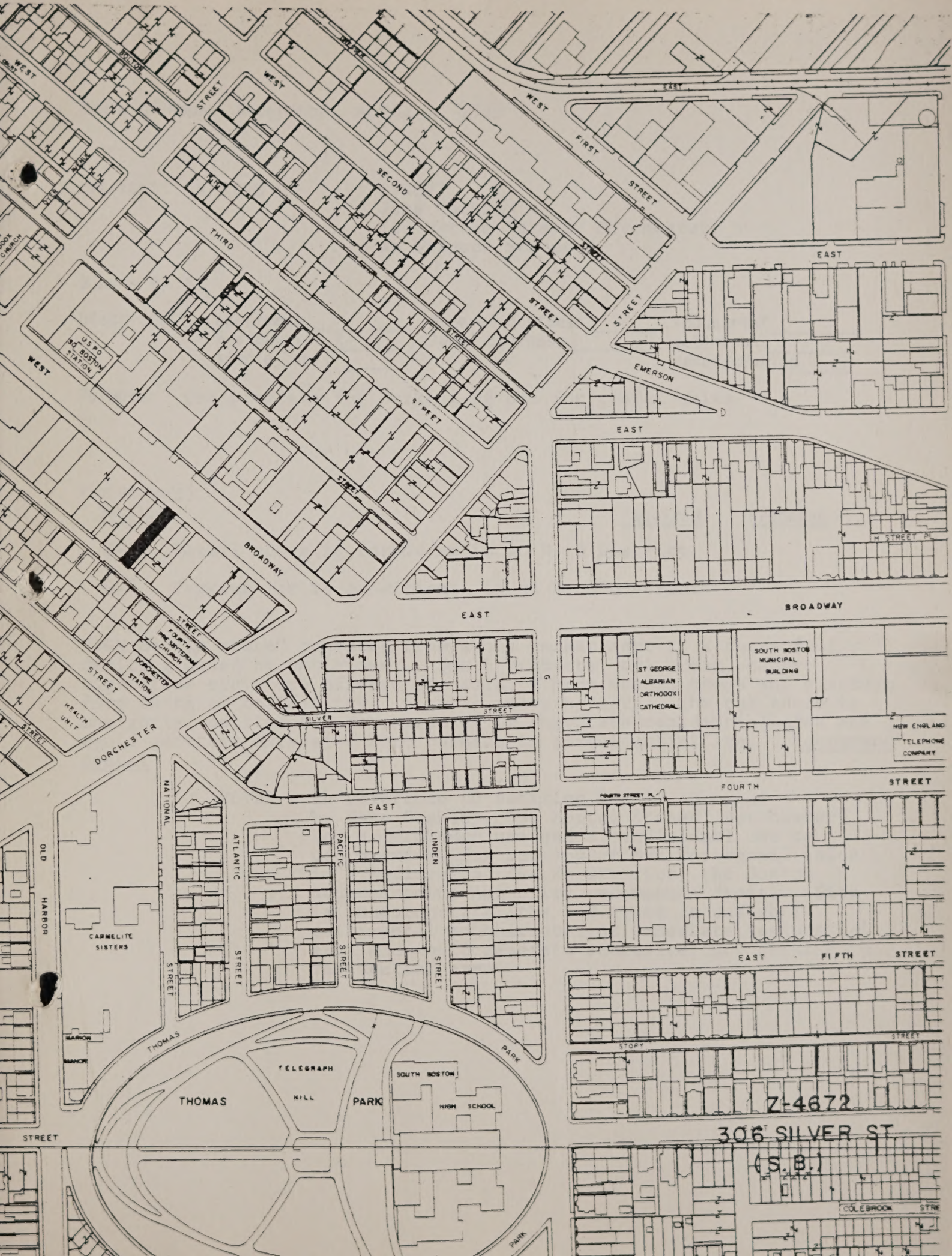
Required

Proposed

20-1. Rear yard is insufficient.

The proposed subdivision will allow Silver Street residential property to be separate from commercial (restaurant) property on West Broadway. Community, abutters and Little City Hall have no objections. Recommend approval.

VOTED: In Reference to Petition Z-4672, brought by Mary J. & Nicholas P. Singelakis, 306 Silver Street, South Boston, for a variance to subdivide and legalize occupancy for one family dwelling in a General Business (B-2) District, the Boston Redevelopment Authority recommends approval. Subdivision will not impact surrounding properties.



WEST

STREET

WEST

SECOND

WEST

FIRST

STREET

EAST

EMERSON

EAST

BROADWAY

EAST

BROADWAY

DORCHESTER

EAST

SILVER

STREET

ST GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

FOURTH

STREET

OLD
HARBOR

CARMELITE
SISTERS

NATIONAL
STREET

ATLANTIC
STREET

PACIFIC
STREET

LINDEN
STREET

EAST

FIFTH

STREET

THOMAS

TELEGRAPH

HILL

PARK

SOUTH BOSTON

HIGH SCHOOL

Z-4672

306 SILVER ST

(S.B.)

COLEBROOK

STREET

Board of Appeal Referrals April 3, 1980

Hearing: 5/6/80

Z-4677
Jake Coakley
636 Morton Street, Dorchester
At Wilcock Street

Bus - R-.8

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Use premises for parking of bus for rental sales.

Violation(s):

Section

Required

Proposed

8-7. Retail store is forbidden in an R-.8 District.

8-7. Parking lot is conditional in an R-.8 District.

"J&M Mobile store" operates from a bus parked next to a three family dwelling owned by petitioner. Small products, ice cream, candy, cigarettes etc., are offered for sale. Three wooden steps and platform form entrance to facility. Site is inappropriate; the bus store is unsightly, detrimental to character of immediate residential area and would generate excessive curb parking in a residential area. Recommend denial.

VOTED: In reference to Petition Z-4677, brought by Jake Coakley, 636 Morton Street, Dorchester, for a forbidden use and a conditional use to use premises for parking of bus for retail sales in a Residential (R-.8) District, the Boston Redevelopment Authority recommends denial. Site is inappropriate; the bus store is unsightly, detrimental to character of immediate residential area and would generate excessive curb parking in residential area.

Z-4677
636 MORTON ST.
(DOR.)



Board of Appeal Referrals April 31, 1980

Hearing: 5/6/80

Z-4678
Selma Byer
521 Cambridge Street, Allston
Near Union Square

One story structure - L-1

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Continue use of repair shop garage and outdoor display of used cars.

Violation(s):

Section

Required

Proposed

7-4 In variance with former decision of Board of Appeal.

In 1978, the Authority recommended denial of Petition, Board of Appeal subsequently granted approval with ten provisos. Petitioner has not adhered to design review proviso. Community is opposed. Recommend Denial.

Voted: In reference to Petition Z-4678, brought by Selma Byer, 521 Cambridge Street, Allston, for a variance to continue use of repair shop garage and outdoor display of used cars in a local Business (L-1) district, the Boston Redevelopment Authority recommends Denial. Petitioner has not adhered to previous Board of Appeal design review proviso.



Z-4678
521 CAMBRIDGE ST.
(ALLSTON)

Board of Appeal Referrals April 3, 1980

Hearing: 5/6/80

Z-4704-4705

Judy Fan

23-25 Breed Street, East Boston

At Ashley Street

Three story masonry duplex structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Subdivide - two three-family dwellings

Violation(s):

Section

Required

Proposed

14-1. Lot area is insufficient.

15-1. Floor area ratio is excessive.

17-1. Open space is insufficient.

19-1. Side yard is insufficient.

20-2. Accessory Building occupies more than 25% of rear yard.

Proposal will permit separate ownership of the three-family residences.
Variances are technical; no adverse impact. Recommend approval.

VOTED: In reference to Petitions Z-4704-4705,
brought by Judy Fan, 23-25 Breed Street,
East Boston, for seven variances to sub-
divide land in a residential (R-.8)
District, the Boston Redevelopment
Authority recommends approval. Proposal will
have no adverse impact on neighborhood.
Variances are technical.



Z-4704-05

23-25 BREED ST.

(E.B.)

Board of Appeal Referrals April 3, 1980

Hearing: 5/6/80

Z-4709
 John Lima
 119 Wm F. McClellan Highway
 East Boston
 Near Moore Street

2½ story structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Enclose existing roofed porch.

Violation(s):

SectionRequiredProposed

15-1 Floor area ratio is excessive.

20-1. Rear yard is insufficient.

In September 1978, Petitioner received a Building Permit to erect a one family dwelling and apparently exceeded its terms by enclosing first floor rear porch. Structure is approximately 60% completed. There is Neighborhood opposition. Recommend denial without prejudice.

VOTED: In reference to Petition Z-4709, brought by John Lima, 119 Wm F. McClellan Highway, East Boston, for two variances to enclose porch in a Residential (R-.8) District, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with neighbors and resolve complaints.



Board of Appeal Referrals

April 3, 1980

Hearing: 4/29/80

Z-4710

Nicholas D'Amore

34 Cooper Street, Boston

At North Margin Street

Parking Lot - H-3

District(s):	apartment H-3	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: Use premises for parking 35 vehicles for fee.

Violation(s):

SectionRequiredProposed

8-7. Parking lot for fee is forbidden in an H-3 District.

Facility, operated for residents only on a monthly basis, will help alleviate a serious parking problem in this heavily congested area. Approval by the Air Pollution Control Commission has been authorized since use will be restricted to residents only.

VOTED: In reference to Petition Z-4710, brought by Nicholas D'Amore, 34 Cooper Street, Boston, for a forbidden use for use of premises for parking 35 vehicles for fee in an Apartment (H-3) District, the Boston Redevelopment Authority recommends approval. Proposal will help alleviate a serious parking problem in this heavily congested area. Approval by Air Pollution Control Commission has been authorized.



Board of Appeal Referrals April 3, 1980

Hearing: 4/29/80

Z-4717

North & Blackstone Company
 20-60 North St; 52-70 Blackstone
 Street, 25-29 Creek Sq. Boston

Blackstone Block - B-8-U

District(s): apartment _____ general business B-8-U industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from two restaurants, offices and stores to hotel, restaurant, retail stores and parking; erect seven story addition.

Violation(s):

SectionRequiredProposed

23-4. Parking accessory to stores, offices and restaurant is conditional in a restricted parking district.

24-1. Off-street loading is insufficient.

Addition will create seven story hotel; forty eight valet parking facilities will be provided in basement for guests, visitors and restaurant patrons. Authority has tentatively designated petitioner as developer and approved Zoning Commission Urban Renewal Area subdistrict petition for the project. Recommend approval with proviso.

Voted: In reference to Petition Z-4717, brought by North & Blackstone Company, 20-60 North Street 52-70 Blackstone Street & 25-29 Creek Square, Boston, for a conditional use and exception for change of occupancy from two restaurants, offices and stores to hotel, restaurant, retail stores and parking in a General Business urban renewal area (B-8-U) subdistrict, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

